

AGENDA
ELKHART CITY BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 12, 2024 AT 6:00 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

THIS MEETING WILL ALSO BE HELD ELECTRONICALLY VIA WEBEX.

This meeting can also be accessed via WebEx. To join, go to <http://coei.webex.com>, enter **2317 077 1574** as the meeting number and “**BZA2023**” as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted via the WebEx app during the meeting, or may be submitted to hugo.roblesmadrigal@coei.org prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES JULY 11, 2024**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

24-UV-04 PETITIONER IS HERG INC
PROPERTY IS LOCATED AT 106 & 108 BOWERS CT
TABLED

6. **NEW BUSINESS**

24-BZA-20 PETITIONER IS THOMAS NICKEL INVESTMENTS LLC
PROPERTY IS LOCATED AT 900 E BEARDSLEY AVE

To vary from Section 26.4.B.2, Fences Permitted in Residential and Business Districts, which requires in part that ‘in a corner lot, no fence, wall or vegetation exceeding four (4) feet in height or a fence, wall or vegetation that is opaque may be placed, built or installed: 1. In the required side yard adjacent to the street; or 2. In any portion of the rear yard lying closer to said street than the point of the principal building nearest said street.’ To allow a six (6) foot opaque fence installed in the corner side yard (Howard Street frontage) without benefit of permit to remain.

24-UV-10 PETITIONER IS DIANA CASTILLO AND JUAN CASTILLO
PROPERTY IS LOCATED AT 722 GRAYWOOD AVE

To vary from Section 18.2, Permitted Uses in the M-1, Limited Manufacturing District to allow for the property to be used as a commercial kitchen.

24-X-07 PETITIONER IS CITY OF ELKHART
PROPERTY IS LOCATED AT 1300 BL INDIANA AVE THOMAS ST

Per Section 6.3, Special Exception Uses, (4.3 J) Public Utilities and public service uses to allow for the construction of a new lift station, equipment building, monorail system, fence and CSO storage tank.

24-BZA-23 PETITIONER IS CITY OF ELKHART
PROPERTY IS LOCATED AT 1300 BL INDIANA AVE THOMAS ST

To vary from Section 6.4, Yard Requirements in the R-3, Two Family Dwelling District, which requires the front yard setback for new structures to be built at the established or twenty (20) feet from the front property line to allow for the lift station structure to be located within the twenty (20) foot setback. To also vary from the Yard Requirements which limits the height of structures to thirty (30) feet to allow for the lift station structure at a height of thirty-seven (37) feet, a variance of seven (7) feet. To also vary from the Yard Requirements which limits lot coverage to forty (40) percent for all structures to allow for a lot coverage of forty-two (42) percent, a variance of two (2) percent. To also vary from Section 26.4.A.6, Fence Requirements which states in part that ‘No fences, other than split rail, wrought iron or open picket fences not to exceed four (4) feet in height, shall be permitted in any front yard or corner side yard, to allow for a six (6) foot vinyl coated fence in the front yard.

24-BZA-21 PETITIONER IS PATRICK MOHAN AND JILL MOHAN
PROPERTY IS LOCATED AT VL MELROSE MANOR (06-03-230-002)

To vary from Section 26.1B.1, Accessory Structures, which states in part ‘An accessory structure shall not be erected prior to the establishment or construction of the principal building to which it is accessory or to which it is intended to be accessory,’ to allow for the accessory structure to remain without the establishment of a principal building.

24-UV-12 PETITIONER IS VASHU MOTELS INC
PROPERTY IS LOCATED AT 2807 CASSOPOLIS ST

To vary from Section 18.2, Permitted Uses in the M-1, Limited Manufacturing District to allow for the construction of a drive thru coffee shop.

7. ADJOURNMENT

**PLEASE REMEMBER TO USE THE MICROPHONE WHEN SPEAKING.
ERRORS IN THE MINUTES MAY RESULT FROM INAUDIBLE VOICES.**